

Westfield-Washington Advisory Plan Commission held a meeting on Monday, May 2, 2011 scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum

Commission Members Present: Robert Smith, Dan Degnan, Pete Emigh, Robert Horkay, Steve Hoover, Bob Spratz, and Danielle Tolan.

City Staff Present: Matt Skelton, Director; Kevin Todd, Senior Planner; Andrew Murray, Planner; and Brian Zaiger, City Attorney

Approval of the Minutes:

Motion to approve the April 18, 2011 minutes as presented.

Motion: Tolan; Second: Emigh; Vote: Passed by Voice Vote

Todd reviewed the Advisory Plan Commission Rules of Procedure.

ITEMS OF BUSINESS

| | |
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| Case No. | 1104-ZOA-03 |
| Petitioner | City of Westfield |
| Description | State Highway 32 Overlay Zone |
| | Petitioner proposes a zoning text amendment to the Westfield-Washington Township Zoning Ordinance to add section WC 16.04.065 – State Highway 32 Overlay Zone (including development and design standards within the State Highway 32 corridor), and repealing sections WC 16.04.075 (the existing State Highway 32 corridor development standards) and WC 16.04.077 (the existing State Highway 32 landscaping standards) from the Westfield-Washington Township Zoning Ordinance. |

Murray reviewed the ordinance revisions and background. He stated that there have been a few modifications to the proposal since the public hearing, which include the following: clarifying the applicability of the ordinance to existing residential areas and existing commercial businesses; adding language stating that if there is any conflict between the overlay standards and the current zoning ordinance standards that the overlay standards shall supersede; applying the minimum setback requirement of 30 feet to signage along SR 32; modifying the building offset standards by requiring an aggregate amount of offsets of not less than 10% of the building elevation; and clarifying the City's intent to own and maintain the trail corridor.

Hoover asked for clarification regarding the statement about ownership of the trail corridor and also pointed out that the heading in *Figure 16.04.065,a* reads "Grand Junction", when it should read "Downtown".

1 Skelton replied that the draft ordinance puts the Council Subcommittee's thoughts regarding the trail
2 corridor ownership and maintenance issue into a written policy statement, so that it will prompt a
3 discussion regarding the matter when a zoning petition along the State Highway 32 corridor is reviewed.
4

5 Hoover stated that one question that came up since the public hearing had to do with setbacks for
6 monument signs. He noted that the Overlay Zone does not allow structures between the 30 foot setback
7 and the building. He wondered if this standard would apply to monument signs.
8

9 Skelton responded that these signs are accessory structures, and that there is no answer at this point.
10

11 Motion: To send 1104-ZOA-03 to the Westfield City Council with a positive recommendation with
12 additional clarification regarding signage not being considered an accessory structure between the 30 foot
13 setback and the building.
14

15 Motion: Hoover; Second: Horkay; Vote: 7-0
16

17 Emigh left the meeting.
18

| | | |
|----|-------------|---|
| 19 | Case No. | 1104-PUD-04 |
| 20 | Petitioner | Wilfong Land Companies |
| 21 | Description | State Road 32 & Oak Ridge Road |
| 22 | | Petitioner requests amendments to the development standards of the Oak Ridge Pointe |
| 23 | | PUD. |
| 24 | | |

25 Todd reviewed the details of the amendment, stating that this item had been continued previously to allow
26 the State Highway 32 Overlay Zone ordinance an opportunity to get started into the process. He added
27 that the petitioner has made some modifications to the ordinance and has agreed to default to the new
28 State Highway 32 Overlay Zone, with the following exceptions: access to SR 32 would be limited to one
29 right-in/right-out on each side of SR 32; the access road requirement would not apply to the Oak Ridge
30 Pointe PUD; monument signs would be permitted in the trail corridor; the maximum building setback and
31 maximum building height requirements would not apply to the Office District; the minimum building size
32 requirements would not apply to the Oak Ridge Pointe PUD; and the trail crossing over the Anna Kendall
33 drain would be allowed at the existing bridge within the SR 32 right-of-way, if allowed by INDOT.
34

35 Mr. Jon Dobosiewicz, Nelson & Frankenberger, stated that the petitioner is requesting to put a 12-15 foot
36 monument sign in the back 10 feet of the 30-foot setback.
37

38 Smith asked why staff is recommending approval to a project that is already proposing changes to an
39 ordinance that was just sent to the Council with a favorable recommendation.
40

41 Todd stated that the State Highway 32 Overlay Zone Ordinance was designed with office uses in mind.
42 He stated that the Oak Ridge Pointe PUD is more of a retail development, and that the Council
43 Subcommittee acknowledged in the State Highway 32 Overlay Zone Ordinance that there would be some
44 exceptions along SR 32 that are more retail in nature, such as this project.
45

46 Dobosiewicz explained each of the exceptions and why they were necessary for this project.
47

48 Skelton added that because the proposed monument signs for Oak Ridge Pointe would be located on
49 property that could be publicly-owned land someday, the City Council should weigh-in on the matter. He
50 added that staff would be happy to prompt the discussion at the Council meeting.

1 Degnan stated that there should at least be a maximum building height in the Overlay Zone.

2
3 Skelton responded that the committee was very specific in that they wanted the buildings to be able to go
4 as high as they wanted.

5
6 Degnan stated that it would be helpful to have the staff report document how the project is helping
7 achieve the City's goal in building a trail network.

8
9 Ms. Melody Jones, Parks Director, added that this project includes a segment of the Monon-Midland loop
10 along Oak Ridge Road.

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12 Motion: To send 1104-PUD-04 to the Westfield City Council with a favorable recommendation with the
13 addition that monument signage is allowed in the back 10 feet of the 30 trail corridor.

14
15 Motion: Horkay; Second: Spraetz; Vote: 6-0

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18 Todd stated that there will be no meeting on May 16, 2011; the next meeting will be June 6, 2011.

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21 **ADJOURNMENT** (7:45 p.m.)

22
23 Approved (date)

24
25 _____
26 President, Robert Smith, Esq.

27
28 _____
29 Vice President, Cindy Spoljaric

30
31 _____
32 Secretary, Matthew S. Skelton, Esq.